



May 21, 2019

Item No. 7

RECOMMENDATION TO AWARD CONTRACTS FOR THE TASK ORDER COMPETITIVE CONTRACTING (TOCC) GENERAL CONTRACTORS IDIQ PROGRAM

Presenter: Matt Mosher, Chief Construction Officer

Recommendation

The Chief Executive Officer recommends that the Board of Commissioners of the Chicago Housing Authority authorize the award of thirteen (13) Indefinite Delivery and Indefinite Quantity (IDIQ) contracts to the below listed contractors for a total not-to-exceed base term amount of \$39,000,000.00 to provide authority-wide professional general construction services for various CHA properties.

Each Contract will be for an amount not-to-exceed of \$3,000,000.00 for a base term of two (2) years with two (2) one-year renewal options. An additional \$61,000,000.00 will be set-aside as reserve capacity from which funds can be allocated. **The total aggregate amount of the thirteen (13) contracts and the reserve capacity fund is not-to-exceed \$100,000,000.00.** The contractors will provide complete construction services in connection with modernization, rehabilitation, and capital maintenance at selected CHA properties.

Count	Recommended Awardee	Base Term	Option Terms	Bid Group (A, B or C)	Total Base Contract Amount	MBE, WBE, DBE	Section 3
1.	AGAE Contractors, Inc.	2 Years	Two (2) One Year Options	Groups A & B	\$3,000,000.00	No	Yes
2.	Apex Construction Group, Inc.	2 Years	Two (2) One Year Options	Groups A, B & C	\$3,000,000.00	No	Yes
3.	Berglund Construction Company	2 Years	Two (2) One Year Options	Groups A, B & C	\$3,000,000.00	No	No
4.	CCC Holdings Inc. dba Chicago Commercial Construction	2 Years	Two (2) One Year Options	Groups A, B & C	\$3,000,000.00	No	No
5.	Cordos Development & Associates, LLC	2 Years	Two (2) One Year Options	Groups B & C	\$3,000,000.00	No	Yes
6.	CREA Construction, Inc.	2 Years	Two (2) One Year Options	Groups A & B	\$3,000,000.00	DBE	Yes

7.	Griggs Mitchell & Alma of IL, LLC dba GMA Construction Group	2 Years	Two (2) One Year Options	Groups A, B & C	\$3,000,000.00	MBE	Yes
8.	Maxwell Services, Inc.	2 Years	Two (2) One Year Options	Groups A, B & C	\$3,000,000.00	MBE, WBE	No
9.	Oakley Construction Company, Inc.	2 Years	Two (2) One Year Options	Groups A, B & C	\$3,000,000.00	MBE	Yes
10.	Old Veteran Construction, Inc.	2 Years	Two (2) One Year Options	Groups B & C	\$3,000,000.00	MBE	No
11.	Powers & Sons Construction Company, Incorporated	2 Years	Two (2) One Year Options	Groups B & C	\$3,000,000.00	MBE	No
12.	The Bowa Group Inc., dba Bowa Construction	2 Years	Two (2) One Year Options	Groups B & C	\$3,000,000.00	MBE, DBE	Yes
13.	Tyler Lane Construction, Inc.	2 Years	Two (2) One Year Options	Group C	\$3,000,000.00	No	No
Total Base Contracts					\$39,000,000.00		
Total Reserve Capacity (Including Option Year 1 & 2)					\$61,000,000.00		
Aggregate Total					\$100,000,000.00		

The requested action complies in all material respects with all applicable federal, state and local laws, and Chicago Housing Authority board policies. Staff have completed all necessary due diligence to support the submission of this initiative.

Funding

Capital Construction Department Budget

Background

The TOCC Program is modeled on the Indefinite Delivery Indefinite Quantity (“IDIQ”) contracts provisions of the Federal Acquisition Regulations, Section 16.504. This type of contract allows for an indefinite quantity of services to be supplied as needed over a fixed period of time. General Contractors, initially chosen by the Chicago Housing Authority through a Request for Proposal, are issued master agreements, and pursuant thereto are awarded task orders through competitive bidding amongst themselves as projects occur.

Since 2007, the Capital Construction Department (“CCD”) has successfully utilized IDIQ programs for projects valued up to \$3,000,000 throughout the Rehabilitation, Scattered Sites and Capital Maintenance programs. The current action increases the cap from \$3,000,000 to \$5,000,000 per awarded task order and will allow us to maintain efficient execution of desired capital projects through this program. The reason for the increase in the cap is due to the size of the forecasted projects in our five-year capital plan.

Also, the TOCC Program allows the ability to work with a pre-approved group of general contractors which significantly reduces the time needed to move from project design to construction, while still retaining the cost control advantages of competitive bidding. Projects will be awarded based on responses (i.e., sealed bids) to specific, individual Requests for Services (RFS). The award will be made to the lowest responsive, responsible bidder.

The CHA will assign General Contractors to one or more of the following groups based on their proposal selection and requisite qualifications. The CHA will offer task order bidding opportunities to each group in a manner to provide fair opportunities for GCs to bid on construction projects. There is no limitation to the number of groups to which a vendor may be assigned, subject to the GCs ability to secure bonding within the task order value the group represents. The breakdown/summary as follows:

- Group A: will be for contractors who have the ability to bid on, perform the work and secure bonding for projects valued from \$100,000.00 to \$500,000.00; and
- Group B: will be for contractors who have the ability to bid on, perform the work and secure bonding for projects valued over \$500,000.00 to \$3,000,000.00;
- Group C: will be for contractors who have the ability to bid on, perform the work and secure bonding for projects valued over \$3,000,00.00 to \$5,000,000.00.

Procurement Process

- CHA issued Request for Proposals (RFP) Event No. 2642 on January 15, 2019 to solicit qualified General Construction Contractors to provide authority-wide capital maintenance and redevelopment activities at CHA properties.
- The intent of this RFP was to obtain multiple qualified General Construction Contractors to participate in CHA'S Task Order Competitive Contracting (TOCC) IDIQ Program.
- CHA solicited to thirty (30) vendors, thirty-one (31) Assist Agencies, (388) Section 3 Business Concerns, (360) City, MWDBE vendors and Infor Rich Client Administration Commodity Codes for General Construction Contracting Services.
 - Addendum No. 01 was issued February 6, 2019.
- The Proposals were evaluated and scored on a 100-point scale and the evaluation criteria below:
 - Technical Evaluation Criteria - Total of 100 Points
 - Experience and Past Performance: 20 Points
 - Experience Modification Rating (EMR): 10 Points
 - Approach and work plan: 25 Points
 - Organization Structure and Key Personnel: 25 Points
 - MBE/WBE/DBE & Section 3 Hiring: 10 Points
 - Proposed Fee: 10 Points
- The Evaluation Committee was comprised of three (3) CHA employees from the Capital Construction and Property Office Management departments.
- CHA received thirty-nine (39) total proposals in response to this RFP however, twenty-six (26) proposals were determined to be either non-responsive or non-responsible, or did not meet the competitive range. Thirteen (13) proposals met the competitive range for this procurement.

- The CHA is recommending to award a total of thirteen (13) contracts by the following Categories/Groups of Service for participation in CHA's Task Order Competitive Contracting (TOCC) IDIQ Program. Vendors may be assigned to more than one Category of Group for Service. A Summary of the Category of Service assignments is below:
 - Group A projects valued from \$100,000.00 to \$500,000.00
 - Group B projects valued from \$500,000.00 to \$3,000,000.00
 - Group C projects valued from \$3,000,000.00 to \$5,000,000.00

Respectfully Submitted:

Matt Mosher
Chief Construction Officer

RESOLUTION NO. 2019-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 21, 2019 entitled "Recommendation to Award Contracts for the Task Order Competitive Contracting (TOCC) IDIQ Program".

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into thirteen (13) Indefinite Delivery Indefinite Quantity (IDIQ) contracts to provide professional general construction services at various CHA properties with the following vendors, in an initial aggregate not-to-exceed amount of \$39,000,000:

Count	Recommended Awardee	Base Term	Option Terms	Bid Group (A, B or C)	Total Base Contract Amount
1.	Agae Contractors, Inc.	2 Years	Two (2) One Year Options	Groups A & B	\$3,000,000.00
2.	Apex Construction Group, Inc.	2 Years	Two (2) One Year Options	Groups A, B & C	\$3,000,000.00
3.	Berglund Construction Company	2 Years	Two (2) One Year Options	Groups A, B & C	\$3,000,000.00
4.	CCC Holdings Inc. dba Chicago Commercial Construction	2 Years	Two (2) One Year Options	Groups A, B & C	\$3,000,000.00
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6.	CREA Construction, Inc.	2 Years	Two (2) One Year Options	Groups A & B	\$3,000,000.00
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9.	Oakley Construction Company, Inc.	2 Years	Two (2) One Year Options	Groups A, B & C	\$3,000,000.00
10.	Old Veteran Construction, Inc.	2 Years	Two (2) One Year Options	Groups B & C	\$3,000,000.00
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13.	Tyler Lane Construction, Inc.	2 Years	Two (2) One Year Options	Group C	\$3,000,000.00
Total Base Contracts					\$39,000,000.00
Total Reserve Capacity (Including Option Year 1 &2)					\$61,000,000.00
Aggregate Total					\$100,000,000.00

An additional \$61,000,000.00 will be set aside as reserve capacity from which funds can be allocated. The total aggregate amount of the thirteen (13) contracts and the reserve capacity is a not-to-exceed amount of \$100,000,000.00. The Chief Executive Officer is authorized to use his discretion to exercise the renewal options. Any options exercised by the Chief Executive Officer must be exercised individually and within the aggregate amount of approved funding.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements for each assigned task order.

Eugene E. Jones, Jr.
Chief Executive Officer
Chicago Housing Authority